

UNILOFTS BLOEMFONTEIN – 2027 APPLICATION FORM / ANNEXURE E

Only registered students may apply for and stay at Unilofts Bloemfontein. Units are **fully furnished**, luxury student accommodation for the Serious Student. Situated at 58 Arndt Street, Universitas Bloemfontein. **All units are sharing units with 2 separate bedrooms** (separated by cupboards and drywalling). Bedroom equipped with ¾ bed, cupboard, study table & chair. Kitchen equipped with fridge, stove, washing machine, tumble dryer, dishwasher, microwave. Living room equipped with flat screen TV, 2 couches, table & 2 chairs. Bathroom with shower, basin & toilet. All appliances, furniture and fittings specifications are supplied as per the sole discretion of the Property Practitioner or Landlord.

Students who don't wish to share a unit, must rent both rooms.

Unilofts Bloemfontein is private student accommodation and is **not accredited** with the University of the Free State (UFS) nor the National Student Financial Aid Scheme (NSFAS) as private accommodation providers. Lease Agreements are entered into between the Tenant/Student and the Property Practitioner/Landlord, no Lease Agreements with bursaries will be entered into. If a Tenant/Student does have a bursary, the Tenant/Student is liable to pay the monthly rental until the bursary has paid, no exceptions made.

RENTAL OPTIONS to choose from:

Option	Sharing Rooms Rented	Months Rented	Monthly Rent	Deposit	Lease Fee	Payment Required BEFORE moving in	Option Taken
1	Rent One Room		R5,550	R7,950	R1,518	R15,018	
2	Rent Entire Unit (two rooms)		R11,100	R15,900	R1,518	R28,518	

Accommodation per room rented Includes:

NB! This is only applicable if the Tenant's account is paid up to date by the 1st day of each month, if it is not paid up to date this will be forfeited.

1. Monthly uncapped data voucher at an up and download speed of 5 Mbps for a maximum of two devices.
2. R150 Monthly prepaid electricity.
3. One free unit cleaning per month. This will include bedrooms, balcony, floors, kitchen, living room and bathroom. Dishes will not be washed, there will be no picking up after the tenants, and the Tenant is responsible for the washing of dishes, as well as the washing and maintaining of all appliances.
4. DSTV Connection (tenant to supply their own DSTV decoder, smart card, and subscription, only the connection to the satellite is provided).
5. Free Secure under cover parking. Free use of braai area on site.
6. Water is included in the rental and electricity is on pre-paid meter system. On site pre-paid electricity sales available.

Other value-added services available include:

24-hour on-site management.
On-site maintenance.
Vending machine.

Selling of pre-paid electricity, airtime & data tokens.
Additional cleaning services.
SnapScan payment facilities.

E-mail application to info@unilofts.co.za
Mobile 082 513 3344

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PLEASE SEND THE FOLLOWING DOCUMENTATION

WITH YOUR APPLICATION:

- Copies of ID's (applicant and student).
- Proof of Income: Payslip or 3 months bank statements or letter from accountant.
- Proof of residence
- Proof of registration at place of study
- Letter of Bursary / Sponsor (If applicable)

PARENT / GUARDIAN / ACCOUNT PAYER DETAILS

Title: _____ Name: _____

Surname: _____

ID: _____

Nationality: _____

Cell phone: _____

Email address for MONTHLY INVOICES and all communications:

Residential address: _____

Postal address: _____

Employer: _____

Occupation: _____

Work address: _____

Work tel. number: _____

SPOUSE DETAILS

Full Name: _____

ID: _____

Cell phone: _____

Email: _____

Work tel. number: _____

STUDENT DETAILS:

First name: _____

Surname: _____

ID: _____

Gender (male or female only): _____

Email: _____

Cell Phone: _____

Nationality: _____

SA Cell phone (for foreigners): _____

Year of study (example 1st, 2nd): _____

Course: _____

Student Number: _____

MONTHLY INCOME:

Gross salary (applicant): R _____

Gross salary (spouse): R _____

Other Income: R _____

Specify: _____

TOTAL INCOME: R _____

Have you ever had any judgements / defaults granted against you? _____

Are you presently under or have ever undergone, debt review proceedings? _____

LEASE PERIOD: Number of months: _____

Start date: _____

End date: _____

BURSARY / SPONSOR INFORMATION:

(if applicable)

Name of bursary / sponsor: _____

Physical address: _____

Contact person: _____

Office tel. number: _____

Email: _____

Date of bursary payment: _____

Amount paid by bursary for accommodation:

MARKET RESEARCH

Where did you hear about us:

Flyers	Book-N-Stay	Website	Word of Mouth	Google search	TikTok	Instagram	Facebook

ACKNOWLEDGEMENT BY TENANT AND PARENT / GUARDIAN:

The tenant and parent/guardian (the applicant(s)), hereby acknowledge that they have taken note of and agree to the following by applying for accommodation at Unilofts Bloemfontein with Legprop (Pty) Ltd (Property Practitioner):

Any expression which denotes any gender includes the other gender, i.e. he includes she.

1. **This is only an application form and not an offer of accommodation** or lease agreement to stay at Unilofts Bloemfontein. Only if the application is approved, and the applicants successfully enter into a fully signed lease agreement (signed by Legprop (Pty) Ltd and the applicants), and there are still rooms available for rent, and the tenants have paid the full initial payment, will the tenant be allowed to move into a unit at Unilofts Bloemfontein. Right of Admission Reserved.

2. Unilofts Bloemfontein is private student accommodation and **is not accredited** with the University of the Free State (UFS) nor the National Student Financial Aid Scheme (NSFAS) as private accommodation providers. If the applicant is a recipient of NSFAS or similar funding that requires accreditation, the applicant expressly acknowledges and agrees that Unilofts Bloemfontein is not accredited and will not be accredited. As such applicants in receipt of NSFAS or similar funding that requires accreditation, are advised not to apply for accommodation at Unilofts Bloemfontein as they will not receive the funding because Unilofts Bloemfontein is not accredited and will not be accredited.

3. Lease Agreements are entered into between the applicants and the Property Practitioner/Landlord, **no Lease Agreements with bursaries** will be entered into. If the applicant does have a bursary, the applicant is liable to pay the monthly rental until the bursary has paid, no exceptions made.

4. If an applicant's application is successful and the applicant is offered accommodation at Unilofts Bloemfontein, the applicants will be required to **pay the full initial payment at least 10 working days (2 weeks) prior to the starting date of the lease agreement**.

5. The applicants are aware that **rental is payable in full on or before the first day of each month**. This means that the rental must be paid on or before the first day of the applicable month, regardless of when the applicants receive their salary. For example, if the applicants' salary date is the 15th day of each month, they must make payment in advance, thus the March rental must be paid on 15 February, the April rent be paid on 15 March and so on.

6. **No pro-rata rental** is applicable to any month rented. Regardless of when the applicant moves into or out of the unit, the full monthly rental remains payable.

7. The applicants are aware that **all units are sharing units**, i.e. two tenants will share all rooms, appliances, electricity and facilities in the unit, excluding the tenant's own bedroom area which shall be for the exclusive use of such Tenant. Tenants who wish to stay alone must rent both rooms.

8. The rooms rented will be used as a place of study and residence for the duration of the applicant's tenancy. The applicants acknowledges that he will potentially be sharing the unit with other students that he may not know personally. **The applicants shall at all times** conduct himself in a manner that is sociable when interacting with other occupants and assist in creating an environment that is safe and conducive to learning and keep the Premises clean and hygienic as per the Property Practitioner's instructions. The applicant **furthermore undertakes** to take other occupants into consideration and to respect the other occupants' rights and learning experience, and occupancy itself. The Property Practitioner will not be held responsible for any disputes, or the resolving thereof between tenants sharing the same unit. The applicants are responsible to ensure an agreement between any other tenants who occupy the same unit as to the use of all facilities, shared spaces, furniture and fittings, electricity, and equipment. The applicant shall at all times **abide by the House and Conduct Rules**.

E-mail application to info@unilofts.co.za
Mobile 082 513 3344

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ACKNOWLEDGEMENT BY TENANT AND PARENT / GUARDIAN: (continued)

9. Rooms are offered to successful applicants on a first come first served basis. Applicants who wish to view the room and/or unit they have been allocated must do so before signing the final lease agreement. Once an applicant is allocated to a specific unit/room the applicant will not be moved to another. **No moving from one room/unit will be allowed at any time during the applicants stay.**

10. **Lease agreements are for a fixed period and not month to month lease agreements.** If a tenant wishes to cancel the lease agreement before the end date of the lease agreement, the tenant will be liable for a reasonable cancellation penalty.

11. **All applicants must submit an application form for each year they wish to stay at Unilofts Bloemfontein.** Even if a tenant stayed at Unilofts Bloemfontein in 2026, they must still apply for accommodation for 2027 as they are not automatically offered accommodation for 2027, nor are they guaranteed that they will stay in the same room.

12. There are **various fees payable in addition to the monthly rental.** For more information about the various fees payable kindly consult the marketing liaison who sent you the application form.

CONSENT CLAUSE:

The Tenant and/or the Parent or Guardian or person responsible for payment hereby agrees and allows the Landlord or Property Practitioner to:

1. contact, request and obtain information from any credit provider (or potential credit provider) or registered credit bureau that may be necessary to assess my / our behavior, profile, payment patterns, indebtedness, whereabouts, and creditworthiness; **The cost for obtaining payment profile from the credit bureau will be for the account of the Tenant; and**
2. furnish information concerning the behavior, profile, payment patterns, indebtedness, whereabouts, and creditworthiness of me / us to any registered credit bureau or to any credit provider (or potential credit provider) seeking a trade reference regarding my / our dealings with the Landlord.

LEGPROP (PTY) LTD (the Property Practitioner) is affiliated with TPN credit bureau as per The National Credit Act.

The Tenant and/or the Parent or Guardian or person responsible for payment, declare that the information they have given in this application form is true and correct to the best of their knowledge and that they have not failed to provide any information which, if the Landlord of the Premises had known such information, would not have allowed the application to be successful. **This is only an application and not a lease agreement, however once approved the application form will form part of the lease agreement as Annexure E.** The total cost of the lease agreement will include the monthly rental payments, the lease fee, and the various fees in terms of the Lease Agreement, clauses 1.6 and clause 12 which will be deducted from the deposit.

Parent / Guardian Full names: _____

Date of application: _____ **Signed applicant/guardian:** _____

Student Full names: _____

Date of application: _____ **Signed Student (tenant):** _____

OFFICE USE

New	TPN SCORE	Unit	A	Owner
Renew			B	